

Board of Adjustment



Agenda

GARRET MCCRAY - CHAIR

SCOTT THOMAS – VICE CHAIR
NICHOLAS LABADIE
TYLER STRADLING

GREG HITCHENS
JUDAH NATIVIO
DIANNE von BORSTEL

October 13, 2009
City Council Chambers - Lower Level
57 East First Street

4:30 p.m. STUDY SESSION

- A. Discussion of cases listed on Public Hearing Agenda
- B. Zoning Administrator Update:
 - 1. Consolidated draft zoning ordinance update.
 - 2. Public meeting schedule for introduction of document.

5:30 p.m. PUBLIC HEARING

- A. CONSIDER MINUTES FROM THE September 8, 2009 MEETING.
- B. CONSENT AGENDA: All items listed with an asterisk (*) will be considered as a group by the Board of Adjustment and will be enacted with one motion. There will be no separate discussion of these items unless a Board member or a citizen so requests. If a request is made, the item will be removed from Consent Agenda and considered as a separate item following adoption of the Consent Agenda.
- C. CONSIDER THE FOLLOWING CASES (PUBLIC HEARING):
 - 1. BA09-030 5009 East Dallas (Council District 5) – Requesting: a variance to allow an addition to encroach into the required rear yard in the R1-7 zoning district.

 Staff Planner: Angelica Guevara
 Staff recommendation: Approval with conditions
 - 2. BA09-031 855 East Broadway Road (Council District 4) – Requesting a Substantial Conformance Improvement Permit (SCIP) to allow the redevelopment of an existing building for automobile sales in the M-1 zoning district.

 Staff Planner: Lesley Davis
 Staff recommendation: Approval with conditions

3. BA09-032 10825 East Baseline Road (Council District 6) – Requesting a modification of an existing Special Use Permit for a Comprehensive Sign Plan for a retail establishment in the C-2 PAD zoning district.

Staff Planner: Lesley Davis

Staff recommendation: Approval with conditions

4. BA09-033 445 North Stapley Drive (Council District 2) – Requesting: 1) a variance to allow less THAN the minimum number of parking spaces required for a health club; and 2) modification of an existing Special Use Permit for a Comprehensive Sign Plan, both in the C-2 zoning district.

Staff Planner: Tom Ellsworth

Staff recommendation: Approval with conditions

5. BA09-034 2210 North Higley Road (Council District 5) – Requesting variances: 1) to allow a fence to exceed the maximum permitted height; 2) allow a reduced landscape setback; and 3) reduce the quantity of landscape material for the development of a pump station in the M-2-AF zoning district.

Staff Planner: Angelica Guevara

Staff recommendation: Continued to November 10, 2009 hearing

D. OTHER BUSINESS:

E. ITEMS FROM CITIZENS PRESENT.